

# **AGENDA**

**CITY OF GULF SHORES**

**SPECIAL COUNCIL MEETING**

**JANUARY 29, 2018**

**2:00 P.M.**

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**1. Call To Order**

**2. Roll Call**

**3. Discussion:**

**a. Trolley System Proposal**

**b. Duck Boat Franchise Agreement**

**c. Pier and Pier Structure Supplemental Regulations**

**4. Executive Session**

**5. Other Business**

**6. Adjourn.**

**MINUTES  
OF SPECIAL COUNCIL MEETING  
CITY OF GULF SHORES, ALABAMA  
JANUARY 29, 2018**

The City Council of the City of Gulf Shores, Alabama, met in special session on January 29, 2018 in the Erie Hall Meyer Annex Conference Room. Mayor Craft called the meeting to order at 2:00 p.m.

Upon roll call, the following officials answered "present": Councilman Joe Garris, Jr., Councilman Gary M. Sinak, Councilman Philip Harris, Councilman Jason Dyken, M. D., Councilman Stephen E. Jones and Mayor Robert Craft. Mayor Robert Craft declared a quorum present. Also present were City Attorney Donald Stewart, City Administrator Steve Griffin, City Clerk Wanda Parris, Economic Development Coordinator Blake Phelps, Chief Building Official Brandan Franklin, Finance and Administrative Services Director Cindy King and Revenue Supervisor Marcy Kichler.

Department Heads presented updates on various projects that included Pier and Pier Structure Supplemental Regulations and TNC Legislation.

At 3:19 p.m. Mayor Craft stated that due notice of the time, place and purpose of this meeting had been given to all members of the City Council and that each member had signed the acceptance of service of said notice, waiving all irregularities, if any, in said notice. The notice and acceptance of service and waiver signed by each member was ordered inserted in the minutes of this meeting at the end thereof.

Mayor Craft stated he had requested a meeting of the members of the City Council for the purpose of going into Executive Session to discuss the following:

- 1) the consideration the City is willing to offer or accept when considering the purchase, sale, exchange, lease or market value of real property; and
- 2) for the transaction of any and all other business that may come before Council at said meeting.

Whereupon, a motion was made by Councilman Stephen E. Jones for the Council to go into Executive Session to (1) discuss the consideration the City is willing to offer or accept when considering the purchase, sale, exchange, lease or market value of real property; and (2) for the transaction of any and all other business that may come before Council at said meeting. Said motion was seconded by Councilman Philip Harris.

The Mayor directed the City Clerk to enter said motion and purpose into the minutes of the meeting and called for a vote on said motion in regard to the Executive Session as follows: Councilman Joe Garris, Jr., "aye", Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye" and Mayor Robert Craft, "aye."

The Mayor declared that a majority of the votes of those officials present being in favor of the motion, that such motion had therefore passed and Council would forthwith recess into Executive Session for the purpose as stated in said motion and no other purpose, in accordance with the Act and reconvene in approximately 1 hour at which time a formal Council action may be required.

Council convened in Executive Session at 3:20 p.m. Mayor Craft left the meeting and Mayor Pro Tempore Philip Harris conducted the executive session.

The Council recessed the Executive Session and reconvened the Special Meeting at 3:40 p.m.

Following a brief discussion, Councilman Stephen E. Jones then introduced and moved for the adoption of the following Resolution:

**RESOLUTION NO. 5935-18**

**A RESOLUTION  
ACCEPTING THE GRATUITOUS  
DONATION AND TRANSFER OF REAL PROPERTY**

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WHEREAS, the City of Gulf Shores, Alabama ("Gulf Shores" or the "City") is a municipal corporation created under the laws of the State of Alabama; and

WHEREAS, Gulf Shores is an entity described in Section 170(c)(1) of the Internal Revenue Code; and

WHEREAS, Turf Properties #2 1031 Subsidiary, LLC (the “Company”) currently owns certain real property located at the Northeast Quarter of the Northeast Quarter of Section 28, Township 8 South, Range 4 East within Baldwin County, Alabama, containing 39.53± acres and all as described on Exhibit A, which is attached hereto and incorporated herein (the “Property”); and

WHEREAS, the Company wishes to donate and transfer 39.53± acres of the property to the City of Gulf Shores without consideration of any kind or manner.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN SPECIAL SESSION ON JANUARY 29, 2018, as follows:

**Section 1.** Gulf Shores hereby accepts the gratuitous donation and transfer of the Property from the Company, and agrees to complete and sign Part IV of IRS Form 8283 acknowledging this gift and to provide further acknowledgements as reasonably requested by the Company in connection with the Company’s intent to report this donation as a charitable contribution for income tax purposes.

**Section 2.** Gulf Shores agrees to pay all closing costs and fees associated with the donation and transfer of the Property in an amount not to exceed \$5,000.00.

**Section 3.** Gulf Shores hereby certifies that the Company has not been provided any goods or services or any other inducements in return for this gift.

**Section 4.** Gulf Shores hereby authorizes Philip Harris, Mayor Pro Tempore, to execute this resolution and to execute such additional documents on behalf of the City as are necessary to affect the transfer of the Property and otherwise acknowledge the charitable contribution thereof.

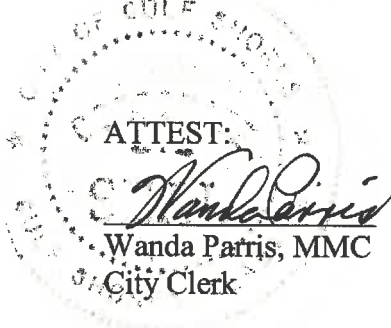
**Section 5.** This Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5935-18 was seconded by Councilman Stephen E. Jones; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Joe Garris, Jr., “aye”, Councilman Gary Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones, “aye”. Mayor Robert Craft was absent. Whereupon, Mayor Pro Tempore Philip Harris declared Resolution No. 5935-18 duly and legally adopted.

Mayor Robert Craft returned to the meeting at 3:41.

There being no further business to come before the Council, Councilman Jason Dyken, M.D. moved to adjourn; seconded by Councilman Stephen E. Jones; and the vote of those officials present was unanimously in favor of the motion.

Mayor Robert Craft declared the meeting adjourned at 3:42 p.m.



Robert Craft, Mayor

### NOTICE OF SPECIAL MEETING

TO: Council Members  
City of Gulf Shores, Alabama

Notice is hereby given that a Special Meeting of the City Council of the City of Gulf Shores, Alabama will be held in the Erie Hall Meyer Annex Executive Conference Room at 2:00 p.m. on Monday, January 29, 2018 for the purpose of hearing project updates and holding an Executive Session to:

- a) Discuss the consideration the City is willing to offer or accept when considering the purchase, sale, exchange, lease or market value of real property; and
- b) For the transaction of any and all other business that may come before Council at said meeting.

Dated this 22<sup>nd</sup> day of January, 2018.



Robert Craft, Mayor

### CONSENT TO SPECIAL MEETING

We, the undersigned Mayor and Council Members of the City of Gulf Shores, Alabama, hereby acknowledge and accept service of Notice of Special Meeting of the City Council of said City, and acknowledge having received such Notice in ample time to attend such Special Meeting, and waive any and all irregularities in such notice and service thereof and any and all other or further notice and consent, and agree that said City Council shall meet at the time and place therein named and for the purpose therein stated, and for the transaction of any and all other business that may come before the Council at said meeting.

Dated this 29th day of January, 2018.

  
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Mayor  
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Mayor Pro Tempore  
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Councilman  
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Councilman  
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Councilman  
\_\_\_\_\_  
Councilman



SMALL TOWN, BIG BEACH

TO: Council Members  
City of Gulf Shores, Alabama

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- a) Discuss the consideration the City is willing to offer or accept when considering the purchase, sale, exchange, lease or market value of real property; and
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Dated this 22nd day of January, 2018.

A handwritten signature in black ink, appearing to read "Robert Craft".

Robert Craft, Mayor